



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

December 27, 2022

7:00 pm @ Community Development Department

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593

Password: 250013

To join by phone: 1 646 876 9923

Case #40-2022 Parcel 17-M-5
Applicant – Kenneth Walsh
Owner – Maria Giakoumakis & Paul Foden
Location – 17 Armstrong
Zoning District – Residential District A / WPOD

Variance relief is requested from **Sections 406.2, and 702 / Appendix A-1** to allow expansion of the existing structure by constructing a two-story addition with a footprint of 416 SF. The proposed addition will increase the living area from 3,655 SF to approximately 4,285 SF on a pre-existing, non-conforming lot. The addition is proposed to have a front setback of thirty-one (31') ft, where fifty (50') ft is required, and a right-side yard setback of five (5') ft, where thirty (30') ft, is required.

Case #41-2022 Parcel 8-C-30
Applicant – Kenneth Walsh
Owner – RK Sawyer, LLC
Location – 67 Rockingham Road
Zoning District – Business CDA/ WWPDP/ Route 28 Access Management Overlay

Variance relief is requested from **Sections 702 / Appendix A-1 and 703** to construct a 27' x 24' garage/storage building within the front yard of the property. The proposed building will have a front setback of thirty-five (35') ft, where seventy-five (75') ft, is required. Section 703 prohibits detached accessory buildings from being erected in the front yard.

Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at www.windhamnh.gov/AgendaCenter.

Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8am – 4pm